

Mary M. Albaugh, a witness of lawful age, produced on behalf of the Complainant, after being duly sworn deposes and says:

Q. Will you state your full name, age and residence.

A. Mary M. Albaugh, age 48 years. I reside at Walkersville, Maryland.

Q. You are the wife of William L. M. Albaugh, one of the Respondents in this cause?

A. Yes.

Q. Where does the Complainant, Esta M. Warrenfeltz, reside?

A. She lives at 1224 Ostend Street, Baltimore, Maryland.

Q. Mrs. Albaugh, I now show you a Deed which is marked Exhibit "A" in this cause, which is a Deed dated October 20, 1942, from Lucy A. Albaugh, widow, to Esta M. Warrenfeltz, and William L. M. Albaugh and Ernest W. Albaugh, which said Deed reserves unto the grantor a life estate in the property mentioned in the proceedings and grants the remaining interest therein to Esta M. Warrenfeltz, William L. M. Albaugh and Ernest W. Albaugh. Is this the original Deed to the property in these proceedings mentioned?

A. Yes, it is.

Q. Where is the property located?

A. On the west side of Main Street, across from the Methodist Church in Walkersville, Maryland.

Q. What, if any, improvements are on this property?

A. There is a six room, weather-board, frame dwelling. It has running water, bath, electricity. The property also has a large stable which can be used for a garage. There is a chicken house on the property in good condition. The house also is in good condition at this time, and so is the lawn.

Q. Is Lucy A. Albaugh, the life tenant of the property mentioned, now deceased?

A. Yes. She died on the 11th day of December, 1947.

Q. Are all the parties in this proceeding mentioned adults?

A. Yes.

Q. Is the real estate mentioned in these proceedings susceptible to division among the parties entitled thereto, without great loss and damage.

A. No.

Q. Do you feel that it would be to the advantage of all parties concerned that this property be sold under the Order of the Circuit Court for Frederick County and the proceeds divided among the parties according to their respective interest?

A. Yes.

Q. You are familiar with the present value of real estate in Walkersville, Maryland?

A. Yes.

Q. What would you state would be a fair market value of the real estate in these proceedings mentioned.

A. In my opinion the property should bring at public sale a price between eight and nine thousand dollars.

Cross examination waived by Holden S. Felton, Solicitor for Respondent To the General Interrogatory. Nothing further.
Signature of witness waived by agreement of counsel.